



## Former ATS Centre

White Elm Street, Ipswich, IP3 8BA

### Rare Freehold Industrial Unit For Sale with Vacant Possession

**6,153 sq ft**  
(571.63 sq m)

- Excellent Access to the A14
- Vacant Possession
- 1 Mile From Town Centre
- 0.54 Acre Site Area
- OIEO £500,000 excl, VAT invited on an unconditional basis

## Summary

|                       |   |
|-----------------------|---|
| <b>Available Size</b> | 6,153 sq ft                                       |
| <b>Price</b>          | Offers in excess of £500,000                      |
| <b>Rates Payable</b>  | £19,320 per annum<br>Current 2026/2027 Rates List |
| <b>Rateable Value</b> | £40,250   |
| <b>EPC Rating</b>     | Upon enquiry                                      |

## Description

The property comprises a single span steel portal frame industrial building with brick/blockwork elevations beneath a pitched roof. Internally, the unit is arranged to provide two front workshop bays together with extensive rear storage accommodation. The property benefits from an eaves height of approximately 3.75m. Externally, the site provides a substantial forecourt with parking for approximately 25 vehicles, together with separate rear vehicular access leading to a covered loading bay. Additional mezzanine and extension areas are present but are currently inaccessible/disused.

## Location

The property occupies a prominent position on an established industrial/trade estate off the A1156, approximately 0.5 miles east of Ipswich town centre.

The unit is set back from the road behind a large sloping forecourt and adjoins a vacant gravelled site currently used for casual parking. The location benefits from convenient access to the town centre and is approximately 2.5 miles from Junction 57 of the A14, providing excellent connectivity to the wider regional road network.

## Accommodation

The accommodation comprises the following areas and a mezzanine of 377 sq ft, plus an open covered loading area of 1,473 sq ft, and disused buildings of c. 440 sq ft.

| Name                      | sq ft        | sq m          | Availability |
|---------------------------|--------------|---------------|--------------|
| Ground - Reception/Office | 739          | 68.66         | Available    |
| Ground - Workshop/Storage | 5,414        | 502.98        | Available    |
| <b>Total</b>              | <b>6,153</b> | <b>571.64</b> |              |

## Terms

Offers in excess of £500,000 exclusive of VAT are invited for the freehold interest with vacant possession.

## Legal Costs

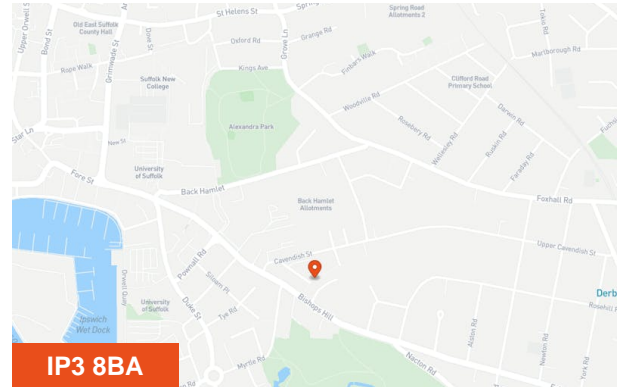
Each party to bear their own costs incurred in the transaction.

## Tenure

The property is available freehold with vacant possession.

## Anti Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.



## Viewing & Further Information

### Jonathan Moore

07999 041 713

jonathan.moore@htc.uk.com

### George Ives

07442 424 528

george.ives@htc.uk.com

